



**CITY OF HAYWARD
AGENDA REPORT**

Planning Commission
Meeting Date 03/22/01
Agenda Item 1

TO: Planning Commission

FROM: Richard Patenaude, Acting Principal Planner

SUBJECT: Site Plan Review Application No. 00-130-07 – Albert D. Seeno Construction Co. (Applicant/Owner): Request to Construct 19 Dwellings in Garin Crest (Tract 6373) – The Project Is Located at 1200 Garin Avenue, between the Northerly Side of Garin Avenue and the Garin Reservoir, in an RSB10 (Single-Family Residential) District

RECOMMENDATION:

Staff recommends that the Planning Commission approve the project.

BACKGROUND:

Tract 6373 was approved by the City Council in 1997 for the Wiemken family and has since been sold to Seeno Construction Co., the applicant, who is pursuing its development. The tract subdivided 13.7 acres into 19 single-family parcels ranging in size from 11,993 square feet to 77,270 square feet. The conditions of approval for the tract require that the Planning Commission approve the designs of the homes.

The designs of the homes meet all City's *Hillside Design & Urban/Wildland Interface Guidelines*, and staff finds that the proposed houses are well designed with appropriate detailing. The proposed houses range from 4,091 to 4,421 square feet. The architectural image proposed for Garin Crest is a mixture of three traditional housing styles:

Mediterranean – Characterized by low-pitched roofs with a small rake overhang and exposed rafter tails. Prominent arches are placed above doors and principal windows, or beneath porch roofs. Wall surfaces are covered with stucco, and roofs are of red tile. Walls are usually thick and have few small window openings. Wall mass dominates building elevation. Sometimes, grilles of wrought iron cover these exterior openings. Shutters and wrought iron railings at windows and doors are some of the characteristic details.

Craftsman – The combination of low-pitched gable roofs with the richness of shingles and siding, as well as stone and natural wood details are characteristic. Wood details typical to this style include decorative braces and beams under gables and porches, wood corbel details and

trims, and pairs of shutters at windows. Also frequently present in a Craftsman style house are roofs supported by tapered square columns extended to ground level. Eave overhangs are generally wide and unenclosed. Full- or partial-width porches are typical.

French Country – A style of steeply pitched roof, hipped or gabled, and narrow doors and windows with paired shutters. Similar to the Mediterranean homes, this style is also characterized by walls and details of stucco with stone cladding at principal areas. Delicate wrought iron balconies highlight full-length upper windows in two-story houses. Also characteristic to French Country homes is a line of transom lights above narrow vertical entry doors. The tall and narrow proportion further enhances the style.

The lots along the easterly edge of the tract are adjacent to, and visible from portions of, Garin Regional Park. The East Bay Regional Park District has asked that special attention be paid such that the homes along this edge conform to the condition of approval requiring low profile, single-story, split-level structures or structures that step down the slope. The District is particularly concerned with the two-story height proposed for the residences.

The applicant has redesigned these homes, after discussion with the City and District staffs, to follow the natural terrain as much as possible. The rooflines have been broken to emphasize the stepping as well as to break up the apparent mass. The applicant will place one of the *Craftsman*-style homes on Lot 1 to provide a more natural look adjacent to the Park entry. The colors and materials of the dwelling blend in with the materials, vegetation and values found in the natural setting. In addition, the lots adjacent to Garin Park must maintain 30- and 150-foot scenic easements, approved with Tract 6373, in which no structure can be placed. City staff believes that the designs of the homes now meet the intent of the City's design guidelines and the conditions of approval for Tract 6373. The scenic easements required for this Tract provide a buffer between the Park and the project, and it is reasonable to expect the applicant to develop a housing product similar to others being developed in the area.

ENVIRONMENTAL REVIEW:

The project was previously assessed in conjunction with Tract 6373 and a negative declaration was adopted which addressed the development of the single-family dwellings.

PUBLIC NOTICE:

A Referral Notice was mailed to every property owner and occupant within 300 feet of the subject site, as noted on the latest assessor's records. Notice was also provided to the *Fairway Greens-Holiday Estates Homeowners Association*, the *Fairway Park Neighborhood Association*, and former members of the *Mission-Garin* and *Fairway Park Neighborhood Task Forces*. No objections were received. On March 12, 2001, a Notice of Public Hearing for the Planning Commission meeting was mailed.

Prepared by:



Richard E. Patenaude, AICP
Acting Principal Planner

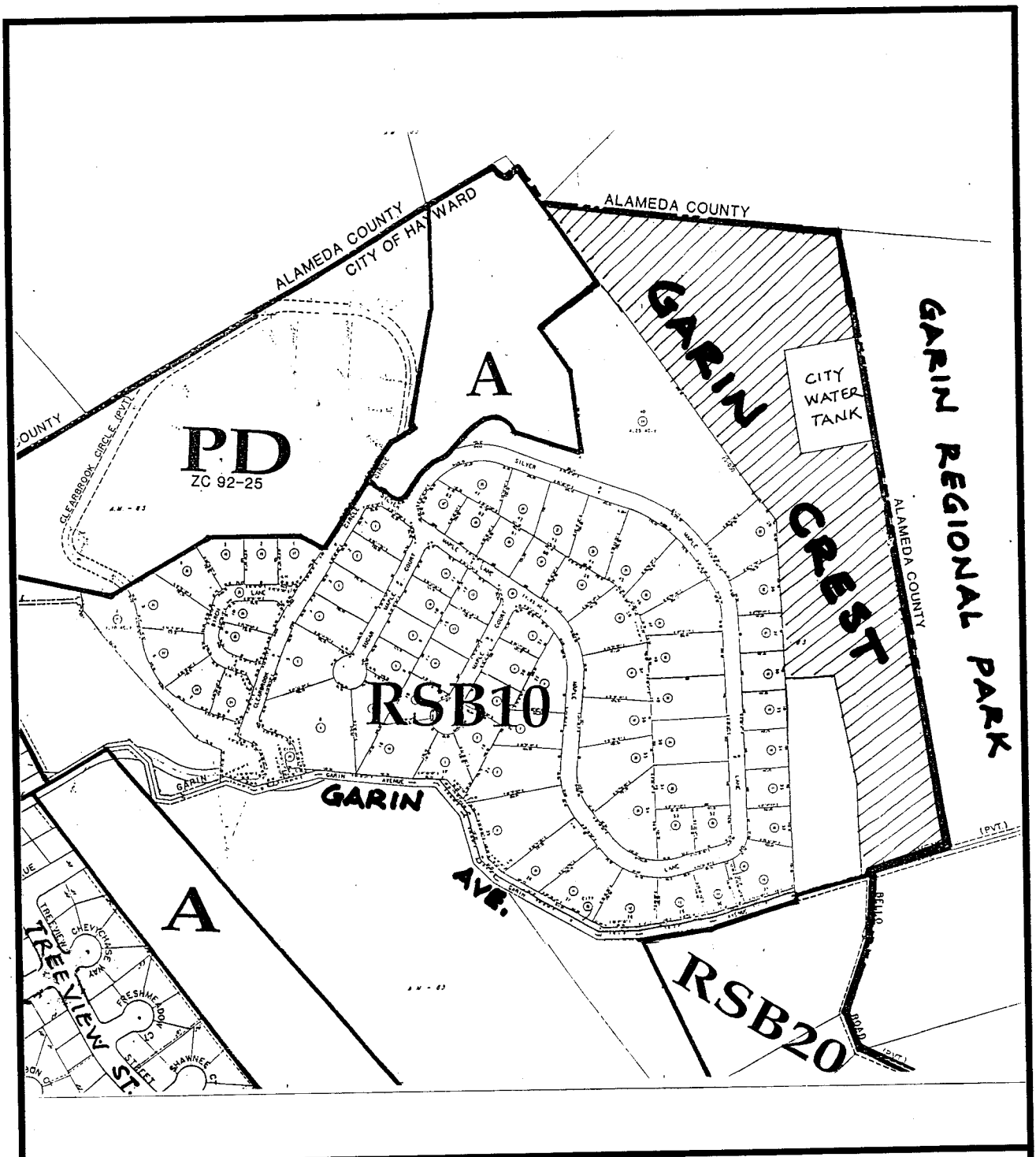
Recommended by:



Dyana Anderly, AICP
Planning Manager

Attachments:

- A. Area Map
- B. Findings for Approval of Site Plan Review
- C. Conditions
Plans



AREA MAP

SPR 00-130-07 ■ Albert D. Seeno Construction Co. (Applicant/Owner) ■
1200 Garin Avenue (Garin Crest – Tract #6373)

SITE PLAN REVIEW APPLICATION NO. 00-130-03
ALBERT D. SEENO CONSTRUCTION CO. (APPLICANT/OWNER)
FINDINGS FOR APPROVAL
March 22, 2001

- A. The development is compatible with surrounding structures and uses in that it consists of large single-family homes with good design that respect the topography. The proposed development respects the scenic easements imposed by Tract 6373 and, therefore, the homes are adequately separated from the boundary of Garin Regional Park.
- B. The development takes into consideration physical and environmental constraints, in that the homes are designed to follow the natural terrain and will be constructed such that they are generally separated by yards totaling at least 30 feet.
- C. The development complies with the intent of City development policies and regulations, especially the *Hillside Design & Urban/Wildland Interface Guidelines*, and in that the homes are consistent in size, scale and appearance with existing residential structures recently constructed in the surrounding area.
- D. The development consists of single-family residences which will be constructed and operated in a manner determined to be acceptable and compatible with surrounding development, in that appropriate planning, building and fire code requirements will be met, and in that the conditions of Tract 6373 will be met.

SITE PLAN REVIEW APPLICATION NO. 00-130-03
ALBERT D. SEENO CONSTRUCTION CO. (APPLICANT/OWNER)
CONDITIONS OF APPROVAL
March 22, 2001

1. The proposed improvements shall be constructed and installed according to the plans labeled Exhibit "A", except as required to be modified by these conditions of approval. This approval is void one year after the effective date of approval unless prior to that time a building permit has been accepted by the City of Hayward Building Official to construct the project. Any modifications to the approved plans or conditions shall require prior review and approval from the Planning Director.
2. Prior to final inspection of the homes or occupancy (whichever occurs first), all improvements and conditions of approval shall be completed to the satisfaction of the Planning Director.
3. The Planning Director shall approve the colors and materials of the structures.
4. All retaining walls shall be reinforced concrete.
5. Upon application for a building permit, show elevations of top of curb, pavement and grade breaks; show location of water services and sewer laterals with a minimum separation of 6 feet; and show water meters a minimum of 2 feet clear of top of driveway flare.
6. Before approval of the first building permit, the applicant shall provide a joint maintenance agreement in a format acceptable to the Planning Director, such as a deed restriction or covenant.

Traffic/Transportation

7. A STOP sign shall be installed at the exit from the project onto Garin Avenue.
8. All residential driveways shall be built in conformance with City of Hayward Standard Detail 109, Sheet 1 of 3, and, where applicable, Sheets 2 and 3.

Fire Department

9. All construction materials shall meet the Wildland Urban Interface Guidelines, which require that all exterior siding materials be of non-combustible and/or fire resistive materials. Roofing materials shall meet Class A ratings.

10. All structures shall be fully fire-sprinklered per NFPA 13-D (modified) standards, which include garages, attics, crawl spaces, under decking, etc.
11. All decks shall be constructed in accordance with the Wildland Urban Interface Design Guidelines. Construction materials for decks shall be either heavy timber or fire resistive materials. Wood construction will be allowed if the decks are protected with automatic fire sprinklers.
12. The water supply and access roads shall be in service prior to construction with combustible materials.
13. Spark arrestors are required on each chimney.
14. Smoke detectors are required per the Uniform Building Code.

Utilities

15. Provide keys/access code /automatic gate opener to utilities for all meters enclosed by a fence/gate as per municipal Code 11-2.02.1.
16. Only Water Distribution Personnel shall perform operation of valves on the Hayward Water System.
17. Water and sewer service are available subject to standard conditions and fees in effect at time of application.
18. Development to be served by radio read meters.

Miscellaneous

19. The address numbers shall conform to the Security Ordinance and must be free from obstruction and clearly visible from the street. The address numbers shall be backlighted at times of darkness.
20. Each unit shall be equipped with security lighting over the garage.
21. The front door of each unit shall be equipped with a 180-degree security viewfinder.
22. The standard conditions of approval for new demolition or construction projects for solid waste services for single-family dwellings must be complied with. They include specific requirements relating to container selection & sizing, collection vehicle access, and construction and demolition waste management plan.

23. A drainage plan shall be approved by the City Engineer prior to issuance of any building permits.
24. The applicant/builder shall inform potential homeowners that all site improvements are subject to the City's Hillside Design Guidelines and these conditions of approval.

Architecture & Site Planning

25. The grading, building and security gate designs shall adhere to the City of Hayward Design Guidelines and Design and Performance Standards for single-family housing. The submittal shall also adhere to the following design and performance standards:
 - a. The colors and materials for dwellings and structures shall blend with the materials, vegetation, colors, and values found in the natural setting. Highly reflective roof and wall materials shall be prohibited. Plans shall avoid the use of "highly reflective roof or wall materials" and "bright or harshly contrasting colors for walls and trim";
 - b. Building exteriors shall utilize high quality durable materials;
 - c. Each dwelling unit garage shall be equipped with a sectional garage door and an automatic garage door opening mechanism;
 - d. The minimum length of front yard on-site driveway aprons shall be 20 feet;
 - e. The maximum curb cut for a garage driveway shall be 20 feet;
 - f. The maximum width of on-site driveways aprons shall be 18 feet;
 - g. Front yard driveway aprons and walkways shall utilize a decorative concrete surface finish, such as exposed aggregate or other quality finish;
 - h. Whenever possible, windows and elevated decks and patios shall be placed to minimize impacting the privacy of adjacent residences;
 - i. On sloping lots, dwellings shall be set into the slopes to reduce the height and bulk of the structures and to avoid skirt walls that exceed 8 feet measured from the adjacent finish grade to the first floor elevation;
 - j. Above-ground utility meters shall be located within the side yard of each of the units and shall be screened by plant material or other approved material and shall provide sufficient distance for reader access;
 - k. The design of the security gate shall be in compliance with Section 10-2.626, Controlled Access, of the City Municipal Code; and
 - l. The structures shall comply with the City's Building Security Ordinance.

Landscaping

26. A street tree plan shall be submitted for review and approval by the City. A minimum of one 15-gallon street tree shall be provided for every 50 linear feet of street frontage or fraction thereof. Street trees shall be located a minimum of 5 feet from utility lines and paving. Trees may be grouped to create a more natural effect. Trees shall be double staked per City standard SD-122.
27. Permanent landscaping with automatic irrigation shall be installed on all graded slopes exceeding 10 feet in vertical height. Landscape and irrigation plans shall be submitted for

City review and approval, either prior to approval of the improvement plans or issuance of building permits for the dwellings as determined by the Director of Community and Economic Development/Planning Director. Landscape plans shall comply with the City's Water Efficient Landscape Ordinance and Hillside Design & Urban/Wildlife Interface Guidelines.

28. Grading and improvement plans shall include the tree protection and preservation measures as described in Arborist Report for Tract 6373 by Sealana and Associates, dated June 1996, and as required by the City's Landscape Architect, including installing a fence at the dripline of the trees during the construction period. Any canopy or root pruning shall only be performed under the supervision of a certified arborist.
29. Prior to issuance of a grading or building permit, a tree preservation bond, surety, or security deposit shall be submitted to the City equal to the value of all preserved trees located within 50 feet of grading. The value of the trees shall be determined by a certified arborist according to the "Trunk Appraisal Method" contained in the Guide for Plant Appraisal (1992) published by the International Society of Arboriculture. The bond, surety, or deposit shall be maintained for a minimum of one year following tract acceptance, and will be returned or terminated at the end of this period if trees are found to be healthy, thriving, and undamaged. City reserves the right to require an arborist to monitor or evaluate the condition of the trees during and after construction at the expense of the applicant/developer.
30. Prior to issuance of a grading or building permit, a tree removal permit shall be obtained from the City before removing any live tree 10" or larger in diameter. Selective tree removal for construction of dwellings and fire safety will be allowed. Replacement trees shall be specified by the City's Landscape Architect. Suitable replacement trees include native oak trees planted at a minimum 3:1 ratio within the scenic and conservation easements. Required replacement trees may include the required buffer and screen trees, upgrading the size of required street trees, and planting additional trees within the project along the East Bay Regional Park District boundary.
31. Prior to issuance of the first building permit, detailed landscaping and irrigation plans for all front yards, slopes requiring planting, common areas, and scenic and conservation easements shall be prepared by a licensed landscape architect and submitted for review and approval by the City. Landscaping and irrigation plans shall comply with the City's Water Efficient Landscape Ordinance.
32. Front yards shall be limited to a maximum of 50% Fescue sod. Native plant materials are encouraged.
33. One 15-gallon street tree shall be planted approximately 10 feet behind the front property line on each lot, in common areas, and in scenic and conservation easements for every 50 feet of frontage. The trees may be grouped to create a more natural effect. Trees shall be planted according to the City standard detail SD-122.

34. Landscaping and street trees shall be installed in common areas and scenic and conservation easements prior to issuance of the occupancy permit for the first dwelling unit.
35. The mailboxes for all units shall be located next to the public street and grouped together where appropriate. Decorative posts or pilasters shall be used to support the mailboxes. The Planning Director shall approve the design.
36. Planting and irrigation plans for private front and side street yards shall be submitted for review and approval by the City. For rear yards where tree planting is required, a tree-planting plan for these lots shall also be submitted. The following requirements shall apply:
 - a. The irrigation system shall include an automatic controller;
 - b. Front and side street yards shall be limited to a maximum of 50 percent fescue turf;
 - c. A hose bib shall be provided in the front and rear yard of each lot; and
 - d. All rear yards abutting the East Bay Regional Park District property shall include a minimum of two 24" box buffer trees or one tree per 30 linear feet along the rear property line.
37. Private front and side street yard landscaping, street trees, buffer trees and slope landscaping shall be installed prior to occupancy of each lot, unless otherwise approved by the City's Landscape Architect. A Certificate of Substantial Completion, and an Irrigation Schedule shall be submitted prior to the issuance of a Certificate of Occupancy.
38. A covenant shall be recorded with each lot requiring the property owner to properly maintain private street trees (where located in the front and side street yards) and rear yard trees and provide replacements where necessary.
39. Prior to certificates of occupancy, the required park dedication in-lieu fee shall be paid to the City. Per the City's Parkland Dedication Ordinance, the amount of the fee shall be in accordance with the fee schedule in effect at the time of issuance of the building permits.
40. For the installation of common area landscaping, the developer shall maintain the landscaping for a minimum of one year following acceptance of tract improvements. The City may require a security deposit, bond, or surety to guarantee the maintenance of the landscaping.
41. Landscaping shall be maintained in a healthy, weed-free condition at all times, with replacement plants provided where necessary. Required street and on-site trees that are severely topped or pruned shall be immediately replaced, as determined by the City Landscape Architect.

Fences

42. Prior to issuance of the first building permit, a fencing plan showing the location and details of all lot line, perimeter and good neighbor fences and walls shall be submitted for review and approval by the Planning Director. Solid fencing shall only be used to enclose

immediate private open space around the houses and shall not be used to delineate property lines where it would visually interrupt natural open space areas and views. Where fencing is needed to delineate private property from public or common areas, open and unobtrusive fencing shall be used.